



## 16 Lllys Yr Efail

Mold, CH7 1GA

£725





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\*GROUND FLOOR APARTMENT \* \*WALKING  
DISTANCE TO MOLD TOWN CENTRE\* \*TWO  
BEDROOMS\*  
\* AVAILABLE IMMEDIATELY\*

Reid and Roberts are delighted to offer for Let this Two Bedroom Ground Floor Apartment situated in a popular purpose built complex which is within comfortable walking distance of Mold town centre.

The spacious accommodation briefly comprises; Reception Hall, Lounge, Kitchen, Two Bedrooms and Bathroom with separate bath and shower. The property benefits from gas central heating throughout and outside there is gated access to off road parking with communal gardens.

Unfortunately we are unable to accept pets at this property

A minimum income of £22,000 per annum would be necessary to apply for this property, in line with the affordability guidelines of our referencing agency.

Viewings are strictly by appointment only and can be arranged by completing our online questionnaire, available submitting an EMAIL ENQUIRY TO AGENT A Holding Deposit of £166 will be required to secure the property following a successful viewing.



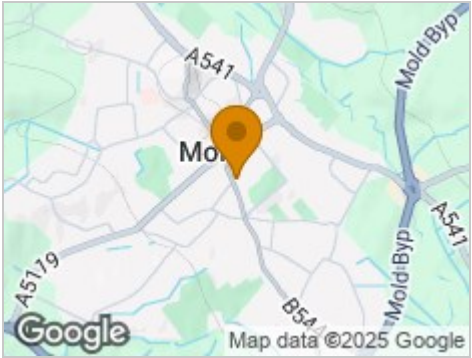
Road Map



Hybrid Map



Terrain Map



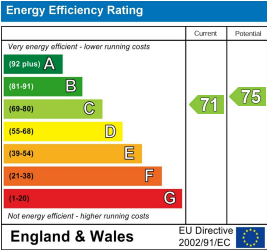
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.